

WEST ST. PAUL PLANNING COMMISSION

The regular meeting of the West St. Paul Planning Commission was called to order by Chair Hubert on Tuesday, August 16, 2016, at 7:00 p.m. in the Municipal Center Council Chambers, 1616 Humboldt Avenue, West St. Paul, Minnesota, 55118.

ROLL CALL

Commissioners present: Chair Hubert and Commissioners Fernandez, McPhillips, Kavanaugh, and Ramsay.

Absent:

Commissioners Leuer and Nelson

Also Present:

Assistant Community Development Director Boike, Council Liaison Bellows and Recording Secretary Dull.

APPROVE MINUTES

ON MOTION of Fernandez, seconded by Ramsay, RESOLVED to approve the West St. Paul Planning Commission meeting minutes of July 19, 2016 as written.

Ayes: 5 Nays: 0 Abstain: 0

PUBLIC HEARINGS

CASE # 16-08

**Application for a
Conditional Use Permit to
Allow a Medical Clinic in
a B3 District at 1963
Robert St. – MedExpress
Urgent Care**

Assistant Community Development Director Boike reviewed the staff memo to the Commission. Staff recommended approval of the Conditional Use Permit subject to the condition that the applicant shall apply for applicable building and sign permits for the tenant finish.

Chris Simmons, 1231 Sylvandale Rd., Mendota Heights
Todd Sexton, Regional Manager, MedExpress.

Commissioner Fernandez asked about similarities to minute clinic and staff qualifications. He also thanked Mr. Sexton for traveling from Arkansas to be present for questions. Mr. Sexton advised there would be x-ray on site but MedExpress is similar to a minute clinic or urgency room.

Commissioner Ramsay confirmed with Asst. Director Boike that the exterior and parking would not be altered, awnings would mimic Aspen's, signs would be erected, and a variance for parking was previously obtained for the four stall shortage. He also confirmed with Mr. Sexton that MedExpress is not tied down to a specific insurance or hospital system.

Chair Hubert opened the Public Hearing at 7:08 p.m. and seeing no one wishing to speak for or against the application, Chair Hubert closed the Public Hearing at 7:08 p.m.

ON MOTION by McPhillips, seconded by Fernandez, the Planning Commission approved Case #16-08, application for a Conditional Use Permit to allow a medical clinic in a B3 District at 1963 Robert St. subject to the condition provided in the staff memo.

Ayes: 5 Nays: 0 Abstain: 0

**CASE # 16-09
An Ordinance Opting Out
of the Requirements of
Minnesota Statutes
Section 462.2593 Relating
to Temporary Family
Health Care Dwellings –
City of West St. Paul**

Assistant Community Development Director Boike reviewed the staff memo to the Commission. Included in Commissioners' packets were the draft ordinance, public notice and League of MN Cities Summary. Staff recommended approval of the Ordinance.

Commissioner Fernandez clarified with Asst. Director Boike that if opting in to the requirements of the new temporary health care dwellings, the City would allow anyone to put up a 300 ft. temporary structure without electric or plumbing. Asst. Director Boike added that other cities were looking at alternative options for mother-in-law homes and options to zone and regulate these structures with existing rental ordinance.

Commissioner Ramsay confirmed with Asst. Director Boike that these structures can include trailers.

Commissioner Kavanaugh asked whether there was any discussion at Council. Clpn. Bellows noted a discussion was had at a work session. He stated the proposed ordinance is an opt-out provision that would not preclude the city from opting in later. Clpn. Bellows stated the general thought of Council was that the City didn't have enough information regarding these structures right now and there are a lot of unanswered questions but there may be a need for them in the future. He advised that the Council wanted to say no to temporary dwellings now and revisit later if there is a better defined set of parameters.

Chair Hubert opened the Public Hearing at 7:16 p.m. and seeing no one wishing to speak for or against the application, Chair Hubert closed the Public Hearing at 7:16 p.m.

ON MOTION by Kavanaugh, seconded by Ramsay, the Planning Commission approved Case #16-09, an Ordinance opting-out of the requirements of Minnesota Statutes, Section 462.3593 relating to Temporary Family Health Care Dwellings – City of West St. Paul.

Ayes: 5 Nays: 0 Abstain: 0

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NEW BUSINESS:

None.

OLD BUSINESS:

None.

OTHER:

None.

ADJOURNMENT:

ON MOTION of Ramsay, seconded by Kavanaugh, Commissioners RESOLVED to ADJOURN the August 16, 2016 regular meeting of the Planning Commission at 7:18 p.m. All Ayes: 5/0